

SUBJECT: A report and recommendation on the sale of surplus land located at 22 Garfield Place in the Central Business District.

GENERAL INFORMATION:

The City of Cincinnati is the owner of the real property at 22 Garfield Place, which formerly served as the Butterfield Center. The property is no longer needed for any municipal purpose. The Cincinnati Recreation Commission controls the property and approved the sale of the property on October 19, 2004. The Real Estate Division, on behalf of CRC, had anticipated an open bid process for disposition of the property. A bid process has not yet occurred.

LPK, a professional services company that provides brand identity and product design in the global market, has offered to purchase the property. The property is directly across the park from LPK's offices at 19 Garfield Place. The company has offered to pay Eight hundred fifty thousand and 00/100 dollars (\$850,000.00) Fair Market Value, as determined by the City's appraisal. LPK intends to use the first floor as commercial meeting space and the upper floors as offices.

FINDINGS:

The area is zoned DD-B (Downtown District- Downtown Residential). DD-B promotes residential uses and adaptive reuse of historic structures. Loft residences and offices are also permitted in the district. First floor meeting space is limited in some downtown areas, which are covered by a Commercial Continuity Overlay District; however a Commercial Continuity Overlay District does not cover 22 Garfield Place.

City Plans: There are currently no City plans for an alternative use of this site.

CONCLUSION: The offices and commercial meeting spaces that LPK intends for the building are appropriate uses of the site.

RECOMMENDATION:

Department of Community Development and Planning staff recommend that City Planning Commission take the following action:

AUTHORIZE the sale of surplus City owned land located at 22 Garfield Place, which real property is no longer needed for any municipal purpose.

APPROVED:

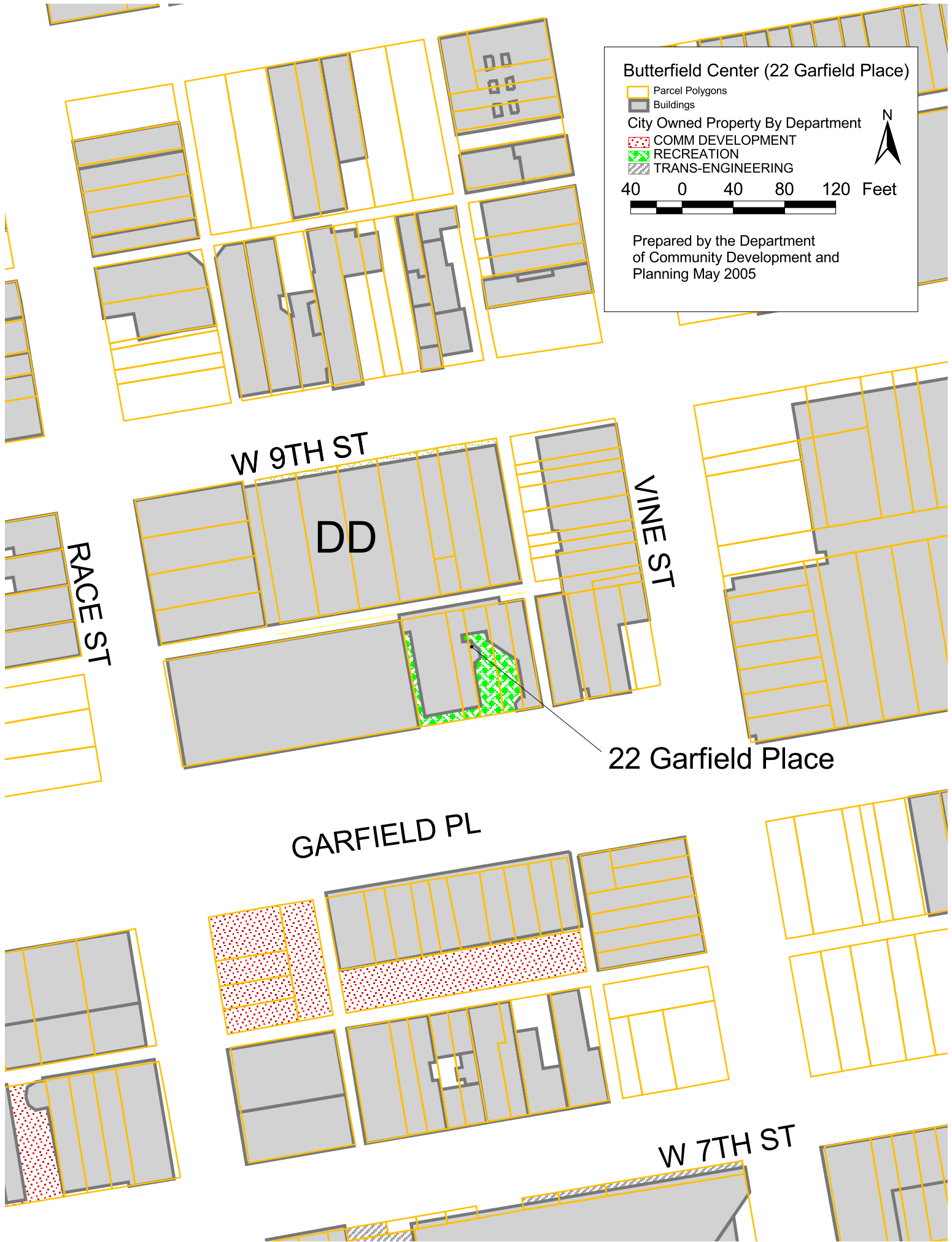
Respectfully submitted,

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Chief Planner

Jennifer Walke
City Planner

Attachments:

1. Map of 22 Garfield Place



Butterfield Center (22 Garfield Place)

- Parcel Polygons
 - Buildings
 - City Owned Property By Department
 - COMM DEVELOPMENT
 - RECREATION
 - TRANS-ENGINEERING
- 40 0 40 80 120 Feet

Prepared by the Department of Community Development and Planning May 2005